

Testimony: 03/19/09

SB 1119:

A. – I oppose passing this section of the bill as there are clearly defined procedures for the hearing unit owners claims. It is unfairly balanced as well as the bill weights heavily in favor of the unit owner and does not afford the Association the same right to claim. There is no need to bring this to the legal system which will just further delay the process of hearing claims.

B. No opinion

C. Clarification of Records for Association – I am in favor of passing this section of the bill. As a property manager and a principal of my company this would be very beneficial for my client who I ask to purge the records of the Association, when the storage becomes over loaded, as they belong to the association and I personally would not take it upon myself to destroy records. In addition when a unit owner wants to come in to review the Associations records I require they make an appointment with my office. As well as notify them in advance that they will need to pay for any copies made on my office equipment. It would be helpful if there was a written boiler plate guideline as a response to this request.

D. Empower Animal Control – I am in favor of passing this section of the bill. I have recently had personal experience with the very important issue. At a community I manage the same Rotweiller dog attacked the two dogs owned by another unit owner 28 days apart. The first attack the owner of the Rotweiller was with her dog but the dog was not leashed. The second time the dog was in the common area and was not with it's owner. Animal Control was called and he issued two arrest warrants to the owner of the Rotweiller but the dog was not removed from the premises. The process by which an Association is to follow to remove a dog is long a laborious. It would benefit all concerned primarily the safety of other residents and dogs in a community if the Animal Control Officer was able to remove the dog. There are many irresponsible unit owners and these types of situations in a Common Interest Community have a greater exposure to danger.

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